

IN RE: PETITION FOR ADMIN. VARIANCE	* BEFORE THE
W/S Anglohill Road, 212' S of	
the c/l of Farmstead Road	* ZONING COMMISSIONER
(10638 Anglohill Road)	
3rd Election District	* OF BALTIMORE COUNTY
8th Councilmanic District	
	* Case No. 99-121-A
D. Scott Cayce, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, D. Scott and Clare M. Cayce. The Petitioners seek relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 21 feet in lieu of the required 30 feet for a proposed addition. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

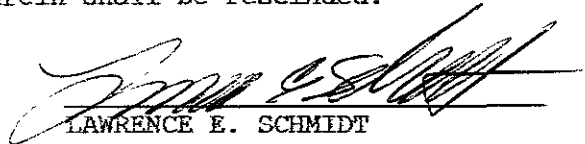
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of this Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

COPIES RECEIVED FOR FILING
 Date 11/29/98
 By [Signature]

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of October, 1998 that the Petition for Administrative Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 21 feet in lieu of the required 30 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 10/29/98

By Bjs



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

October 29, 1998

Mr. & Mrs. D. Scott Cayce
10638 Anglohill Road
Cockeysville, Maryland 21030

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Anglohill Road, 212' S of the c/l of Farmstead Road
(10638 Anglohill Road)
3rd Election District - 8th Councilmanic District
D. Scott Cayce, et ux - Petitioners
Case No. 99-121-A

Dear Mr. & Mrs. Cayce:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

✓ File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10638 Anglohill Rd Cockeysville 21030

which is presently zoned DR 3.5

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) Section 1B02.3.B to allow

a rear yard setback of 21 ft. in lieu of the required 30ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Additional room can not be added without crossing the 35' clearance line. Even less room on house sides. The other 4 houses on our block all have similar additions, three of which extend as far back as our proposed room.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

Scott Cayce

(Type or Print Name)

Scott Cayce

Signature

10638 Anglohill Rd

Address

Cockeysville Md 21030

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition)

Legal Owner(s)

D. Scott Cayce

(Type or Print Name)

D. Scott Cayce

Signature

Clare M. Cayce

(Type or Print Name)

Clare M. Cayce

Signature

10638 Anglohill Rd 410-771-0213 day
410-667-9218 night

Address

Phone No.

Cockeysville

Md

21030

City

State

Zipcode

Name Address and phone number of representative to be contacted

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ 19____ that the subject matter of this petition be set for a public hearing, advertised as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: BR

DATE

9/32/98

ESTIMATED POSTING DATE

10/4/98

Printed with Soybean Ink on Recycled Paper

ITEM #:

121

99-121-A

ORDER RECEIVED FOR FILING

Date

By

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 10638 Anglen Rd
address
Cockeysville Md 21030
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty)

Additional room will extend over clearance of 35 ft.
4 of 5 houses on our side of block have additions
our proposed addition is same size as others
It will extend no further back than 3 of the neighbors

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

D. Scott Cayce
(signature)
D. Scott Cayce
(type or print name)



Clare M. Cayce
(signature)
Clare Mary Cayce
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of OCTOBER, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

D. SCOTT CAYCE AND CLARE M. CAYCE

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

OCTOBER 5, 1998
date

Stephen R. Lowery
NOTARY PUBLIC
My Commission Expires OCTOBER 1, 2001

ZONING DESCRIPTION FOR 10638 Anglohill Road

Begining at a point on the west side of Anglohill Road which is 63 ~~feet~~ wide at the distance of 212 feet south of the centerline of the nearest intersecting street Farmstead Road which is 50 feet wide. Being Lot #11 in subdivision of Warren Purchase as recorded in Baltimore County Plat Book #40, Folio #144, containing 9042 square feet. Also known as 10638 Anglohill Road and located in the 8th Election District, 3rd Councilmanic District.

99-121-A

#121

BALTIMORE COUNTY, MARYL D
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 054730

DATE 9/22/98 ACCOUNT 2001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Scott Snyder

FOR: 010 Admin. Variances

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item #121

PAID RECEIPT
PROCESS ACTUAL
9/23/1998 9/22/1998 14:55:51
REG 4501 CASHIER CLIN ON UNEMP
5 MISCELLANEOUS CASH RECEIPT
Receipt # 068600
FOLIO 054730
50.00 09/23/98
Baltimore County, Maryland

99-121-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN

RE: Case No.: 99-121-A

Petitioner/Developer: S. CAYCE, ETAL

Date of Hearing Closing 10/19/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #10638 ANGLO HILL RD.

The sign(s) were posted on

9/30/98

(Month, Day, Year)

Sincerely,

Patrick M O'Keefe 9/30/98

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

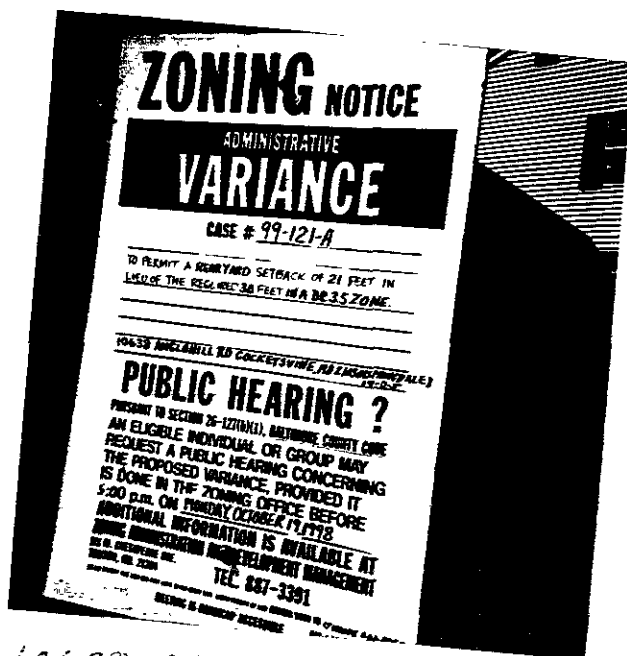
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)



10638 ANGLOHILL Rd.

CASE # 99-121-A

8-9/25/98

C. J. Sullivan

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 121 -A Address 10638 Anglohill Rd.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 9/22/98 Posting Date: 10/4/98 Closing Date: 10/19/98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 121 -A Address 10638 Anglohill Rd.
Petitioner's Name Scott Cayce Telephone 410-771-0213 day
410-667-9218 night
Posting Date: 10/4/98 Closing Date: 10/19/98
Wording for Sign: To Permit a rear yard set of 21 feet in lieu
of the required 30 feet in a D.R. 3.5 zone.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 121

Petitioner: Scott Cayce

Location: 10638 Anglohill Rd Cockeysville Md 21030

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Scott Cayce

ADDRESS: 10638 Anglohill Rd
Cockeysville Md 21030

PHONE NUMBER: 410-667-9218 office 410-771-0213

AJ:ggs

(Revised 09/24/96)

99-121-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 26, 1998

Mr. D. Scott Cayce
10638 Anglohill Road
Cockeysville, MD 21030

RE: Item No.: 121
Case No.: 99-121-A
Location: 10638 Anglohill Rd.

Dear Mr. Cayce:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on October 5, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: October 14, 1998

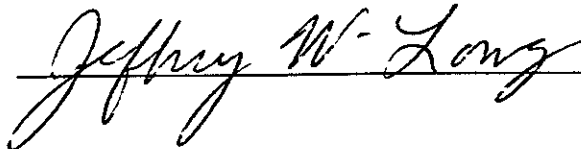
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 121, 132, 134, 137, 138 and 139

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

A handwritten signature in cursive script, reading "Jeffrey W. Long", written over a horizontal line.

AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 10.13.91

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 121 BR

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

R. J. Burns
la Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley *Ans/PP*
Permits and Development Review
DEPRM

DATE: *10/24/98*

SUBJECT: Zoning Advisory Committee
Meeting Date: *10/13/98*

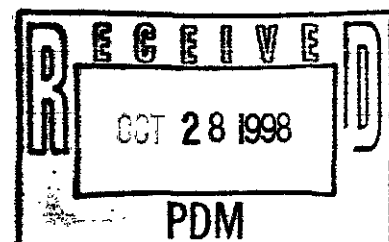
The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

121
130
131
132
135
137
138
139
98-366

RBS:sp

BRUCE2/DEPRM/TXTS8P



ADMINISTRATIVE VARIANCE
CLOSING DATE – OCTOBER 19, 1998

HOLD UNTIL OCTOBER 26, 1998 PER WCR
AS PETITION WAS FILED INCORRECTLY AND
PLACED ON THE ZAC AGENDA 1 WEEK LATE

Case Number: 99-121-A
10638 Anglohill Road
W/S Anglohill Road, 212' S of centerline Farmstead Road
3rd Election District – 8th Councilmanic District
Legal Owner: D. Scott Cayce & Clare M. Cayce
Contract Purchaser: Scott Cayce

Administrative Variance to allow a rear yard setback of 21 feet in lieu of the required 30 feet.

When petition was filed
on 9/22/98 the forms were
not notarized. Forms were
not notarized until 10/5/98 -
The posting & closing dates
were not revised as they
should have been. This petition
was on ZAC agenda one
week later than it should
have been.
Sophia

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

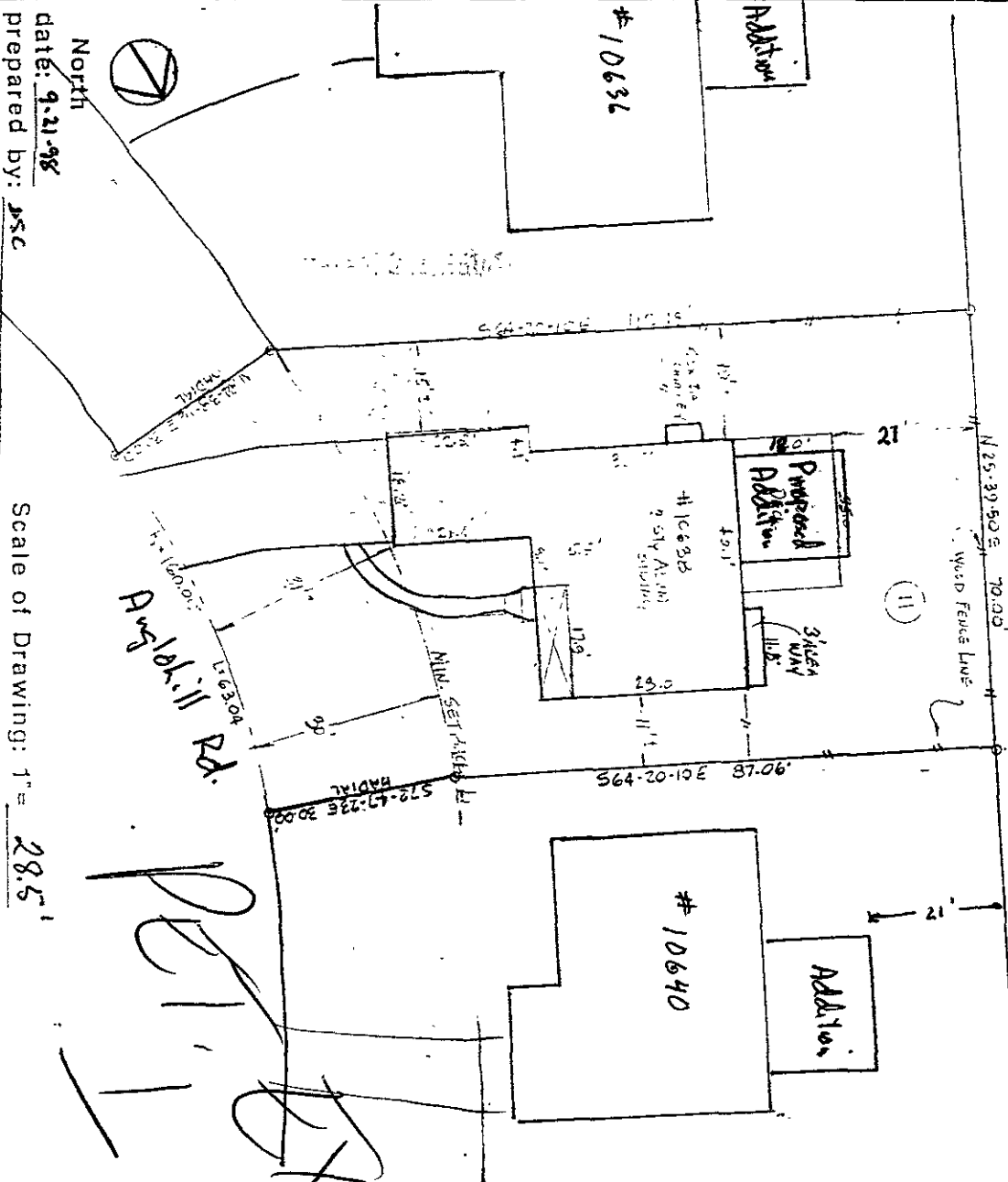
PROPERTY ADDRESS: 10638 Angleshill Rd Cockeysville 21030 see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Warren Purchase

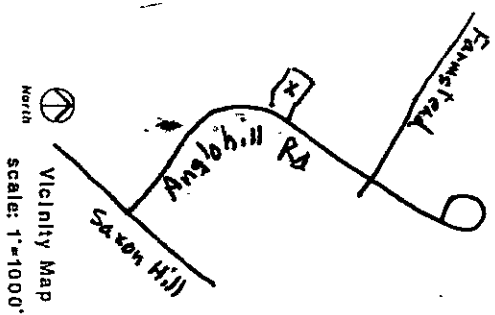
plat book# 90, folio# 144, lot# 11, section#

OWNER: D. Scott & Clare M. Cayce

← 212' from center line of Farmstead Rd.



Scale of Drawing: 1" = 28.5'



LOCATION INFORMATION

Election District: 3
Councilmanic District: 8

1"=200' scale map#: NE-17A

Zoning: DR-3.5
Lot size: .21 acreage 9042 square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private

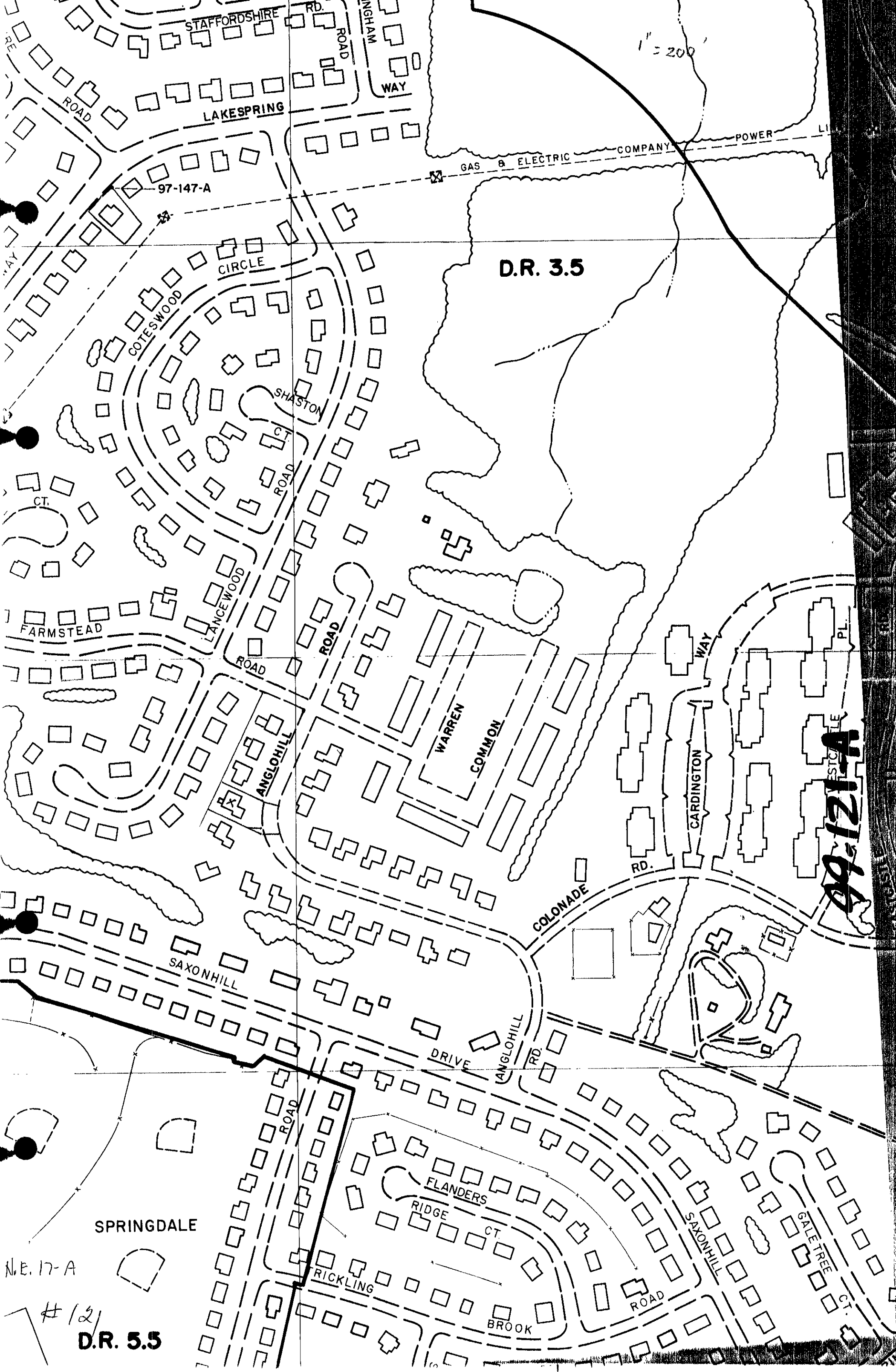
Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: SK ITEM #: 121 CASE#: 99-121-A

99-121-A



1" = 200'

D.R. 3.5

99-121-A

D.R. 5.5



99-121-A



99-121-A



99-121-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	LOCH RAVEN RESERVOIR AREA	N.E. 17-A
DATE OF PHOTOGRAPHY JANUARY 1986		